

**COMBINED NOTICE OF FINDING OF NO SIGNIFICANT IMPACT AND NOTICE OF  
INTENT TO REQUEST A RELEASE OF FUNDS**

**March 16, 2020**

City of Houston  
Housing and Community Development Department (HCDD)  
2100 Travis, 9<sup>th</sup> Floor  
Houston, TX 77002  
(832) 394-6018

**This Notice shall satisfy the above-cited two separate but related procedural notification requirements.**

**REQUEST FOR RELEASE OF FUNDS**

On or about **April 1, 2020**, the City of Houston's Housing and Community Development Department will submit a request to the Texas General Land Office (GLO), for the release of Community Development Block Grant Disaster Recovery (CDBG-DR) Multifamily Rental Program funds authorized by the Supplemental Appropriations for Disaster Relief Requirements of 2017, Public Law 115-56 and, Additional Supplemental Appropriations for Disaster Relief Requirements Act of 2018, Public Law 115-123 through activities authorized under Title I of the Housing and Community Development Act of 1974 as amended related to disaster relief, long-term recovery, restoration of infrastructure and housing, economic revitalization and mitigation to undertake a project known as New Hope Housing (NHH) Avenue J, which will be 100-unit development situated in Council District H in the Second Ward complete community. NHH Avenue J development is envisioned to be a LEED certified building, in close proximity to the Buffalo Bayou Partnership's East Sector Master Planned development. NHH Avenue J will be a mixed income development with more than half of the units being allocated to resident earning 60% Area Median Income (AMI) and below—51 of the units for residents under 60% AMI and the other 49 for residents under 80% AMI.

The design of the structure will be a podium-style construction (4 residential floors over a first-floor parking structure) adjacent to the Harrisburg Hike and Bike Trail. Supportive services and on-site activities will include a building office/reception area, a fully equipped community kitchen, furnished TV lounge, a community dining area, a fully equipped business center, a library, coin-operated laundry rooms, and meeting/social service office areas. Additionally, NHH Avenue J will be within a short few blocks from restaurants, greenspace, watersport activities, and numerous community amenities consisting of the following:

- 0.2 miles from nearest bus stop (Canal Street at North Edgewood)
- Public Park: Tony Maron Park
- Grocery: Kroger
- Health Center: St. Joseph Medical Center
- Public Library: Patricia Flores Branch Library
- Pharmacy: CVS Pharmacy

This project will include construction costs and any needed acquisition.

Project Address: Approximately 1.377 acres of land located at the southwest corner of Engel Street and Avenue J, a site including 323 Avenue J (HCAD # 0130960120001), Houston, Harris County, Texas 77011.

Approximately \$12,485,000.00 of CDBG-DR funds, Grant No. B-17-DM-48-0001, for Hurricane Harvey Multifamily Disaster Recovery, will be utilized for this project and the total development cost is estimated at \$24,972,300.00. Please note that this project is expected to include Low Income Housing Tax Credits.

This project proposes to use the following funding, including:

<b>\$12,485,000.00</b> .....	<b>CDBG DR17 (City of Houston Request)</b>
\$8,250,000.00 .....	PNC-9% Housing Tax Credit Proceeds
\$4,237,300.00.....	Charitable Contributions
<b>\$24,972,300.00</b> .....	<b>TOTAL</b>

**FINDING OF NO SIGNIFICANT IMPACT**

The City of Houston has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR) on file at the above address and is available for public examination or copying weekdays 8 A.M. to 5 P.M.

**PUBLIC COMMENTS**

Any individual, group, or agency may submit written comments on the ERR to the City of Houston, Housing and Community Development Department, ATTN: Environmental Review Officer, 2100 Travis, 9<sup>th</sup> Floor, Houston, Texas 77002. All comments received by the close of business on **March 31, 2020** will be considered by the City of Houston prior to authorizing submission of a request for release of funds. Commenters should specify which part of this Notice they are addressing.

**ENVIRONMENTAL CERTIFICATION**

The City of Houston certifies to GLO, acting in the role of HUD that Sylvester Turner, in his capacity as Mayor, consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. GLO's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities, and allows the City of Houston to use Program funds.

**OBJECTIONS TO RELEASE OF FUNDS**

GLO, acting in the role of HUD will consider objections to its release of funds and the City of Houston certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer or other officer of the City of Houston approved by certifies to GLO, acting in the role of HUD; (b) the City of Houston, as Responsible Entity, has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR Part 58; (c) the grant recipient or other participants in the project have committed funds or incurred costs not authorized by 24 CFR Part 58 before approval of a release of funds by GLO, acting in the role of HUD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58) and shall be addressed to: **Texas General Land Office, P.O. Box 12873, Austin, Texas 78711-2873**. Potential objectors should contact GLO to verify the actual last day of the objection period.

Sylvester Turner, Mayor  
City of Houston